167.0	0004	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,008,900 / 1,008,900
					USE VALUE:	1,008,900 / 1,008,900
					ASSESSED:	1,008,900 / 1,008,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOWNEY GEORGE A/JESSICA R
Owner 2:	
Owner 3:	
Street 1:	54 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SMITH ELIZABETH D -
Owner 2:	-
Street 1:	54 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,172 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Vinyl Exterior and 2094 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10172.000	501,300		507,600	1,008,900
Total Card	0.234	501,300		507,600	1,008,900
Total Parcel	0.234	501,300		507,600	1,008,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.81 | /Parcel: 481.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110846

GIS Ref

GIS Ref

Insp Date 10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 167.0-0004-0020.0

!12952!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	484,400	0	10,172.	507,600	992,000	992,000	Year End Roll	12/18/2019
2019	101	FV	363,300	0	10,172.	507,600	870,900	870,900	Year End Roll	1/3/2019
2018	101	FV	351,000	0	10,172.	449,600	800,600	800,600	Year End Roll	12/20/2017
2017	101	FV	351,000	0	10,172.	377,100	728,100	728,100	Year End Roll	1/3/2017
2016	101	FV	351,000	0	10,172.	377,100	728,100	728,100	Year End	1/4/2016
2015	101	FV	336,700	0	10,172.	326,300	663,000	663,000	Year End Roll	12/11/2014
2014	101	FV	336,700	0	10,172.	315,400	652,100	652,100	Year End Roll	12/16/2013
2013	101	FV	336,700	0	10,172.	300,200	636,900	636,900		12/13/2012

PRINT

Date	Time
12/11/20	02:58:15

LAST REV

Date	Time
08/26/20	09:36:04
danam	
12952	

USER DEFINED

Prior Id # 1:	110846
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH ELIZABETH	43169-436		6/29/2004		537,400	No	No		
	13567-576		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2019	433	Wood Dec	26,728	C				11X23 DECK
1/3/2019	12	Heat App	18,000	C				
10/22/2018	1570	Inter Fi	406,483	O				reno 1st fl & add
1/22/2018	69	Solar Pa	29,000	C				
3/25/2010	214	Addition	209,425					GUT RENOVATION W/

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2020	Permit Visit	DGM	D Mann
10/6/2018	MEAS&NOTICE	HS	Hanne S
10/28/2010	Info Fm Plan	BR	B Rossignol
6/15/2010	Permit Visit	BR	B Rossignol
11/8/2008	Meas/Inspect	201	PATRIOT
10/5/2004	MLS	MM	Mary M
1/17/2000	Inspected	277	PATRIOT
12/14/1999	Mailer Sent		
12/13/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10172		Sq. Ft.	Site		0	70.	0.71	8									507,613						507,600	

Total AC/HA: 0.23352 | Total SF/SM: 10172 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 507,613 | Spl Credit | Total: 507,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15143263
Const Adj.:	0.98802000
Adj $ / SQ:	147.893
Other Features:	109657
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	525468
Depreciation:	24172
Depreciated Total:	501296

COMMENTS

PDAS/OF = SHOWER IN MBTH.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 5 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

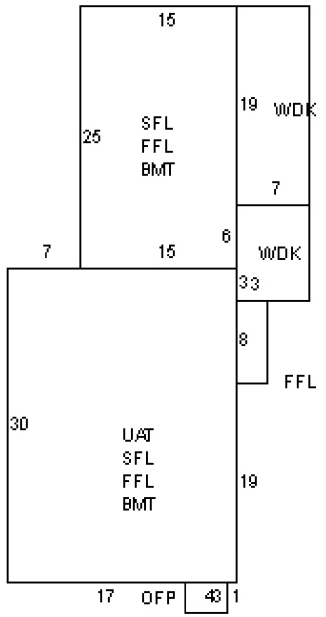
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	162.68
Special Features:	0	Val/Su Net:	143.15
Final Total:	501300	Val/Su SzAd	239.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,059	147.890	156,619
BMT	Basement	1,035	44.370	45,921
SFL	Second Floor	1,035	147.890	153,069
WDK	Deck	196	10.970	2,150
UAT	Upper Attic	165	59.160	9,761
OFP	Open Porch	12	43.470	522

Net Sketched Area: 3,502 | Total: 368,042

Size Ad 2094 | Gross Are 3997 | FinArea 2094

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

167.0-0004-0020.0

IMAGE

AssessPro Patriot Properties, Inc